

076.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

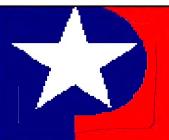
738,500 / 738,500

USE VALUE:

738,500 / 738,500

ASSESSED:

738,500 / 738,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KECHRIOTIS GEORGE I/ETAL

Owner 2: MANOLIADOU ANNA E

Owner 3:

Street 1: 44 COLLEGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,465 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Brick Veneer Exterior and 2398 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

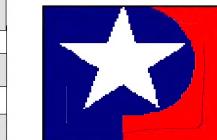
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9465		Sq. Ft.	Site		0	70.	0.67	12			Topo	-10					443,488						443,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9465.000	295,000		443,500	738,500		47933
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

Total Card / Total Parcel
738,500 / 738,500
738,500 / 738,500
738,500 / 738,500



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47933
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:06:36
Print	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
10/03/19	16:10:39
Last Rev	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 076.0-0003-0001.0

!6318!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,700	0	9,465.	443,500	738,200	738,200	Year End Roll	12/18/2019
2019	101	FV	270,900	0	9,465.	411,800	682,700	682,700	Year End Roll	1/3/2019
2018	101	FV	270,900	0	9,465.	411,800	682,700	682,700	Year End Roll	12/20/2017
2017	101	FV	270,900	0	9,465.	361,100	632,000	632,000	Year End Roll	1/3/2017
2016	101	FV	270,900	0	9,465.	329,400	600,300	600,300	Year End	1/4/2016
2015	101	FV	269,600	0	9,465.	291,400	561,000	561,000	Year End Roll	12/11/2014
2014	101	FV	269,600	0	9,465.	275,600	545,200	545,200	Year End Roll	12/16/2013
2013	101	FV	269,600	0	9,465.	262,300	531,900	531,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN EDWIN	28130-50		1/30/1998		265,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2011	1160	Manual	2,592						11/7/2018	MEAS&NOTICE	BS	Barbara S
									1/17/2009	Meas/Inspect	197	PATRIOT
									6/21/2004	Inspected	BR	B Rossignol
									10/13/1999	Mailer Sent		
									10/13/1999	Measured	266	PATRIOT
									11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Good							21									
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:							7									
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average							12	OSP (252)								
Foundation: 1 - Concrete				A 3QBth: 1	Rating:							11									
Frame: 1 - Wood				1/2 Bath: 1	Rating:							5									
Prime Wall: 8 - Brick Veneer				A HBth: 1	Rating:							21									
Sec Wall: 1 - Wood Shingl	30 %			OthrFix: 1	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: BRICK				A Kits: 1	Rating: Average																
View / Desir:				Fpl: 2	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1960	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	9	4									
Sec Int Wall:	%			Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:	%			Total: 31 %				Plumbing:													
Bsmnt Flr: 3 - Hardwood				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 95.00				Heating:													
Bsmnt Gar: 1				Size Adj: 1.35000002				General:													
Electric: 3 - Typical				Const Adj: 1.05193722				COMPARABLE SALES													
Insulation: 2 - Typical				Adj \$ / SQ: 134.911				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 119000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 427491																	
% Com Wall:		% Sprinkled:		Depreciation: 132522																	
				Depreciated Total: 294969																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 076.0-0003-0001.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							